

# More Homes More Opportunity



**The Hon Jacinta Allan MP**  
Premier of Victoria

Wednesday, 23 October 2024

## GOVERNMENT LAND UNLOCKED FOR MORE HOMES NEAR TRAINS

More homes mean more opportunity – that’s why the Allan Labor Government is finding more room for new homes in established suburbs, close to trains.

Premier Jacinta Allan and Minister for Development Victoria Colin Brooks visited Arden Station today to announce a plan to:

- Unlock additional surplus government land near trains for more homes
- Progress more housing projects in four suburbs with train stations
- Prepare to release ten further surplus sites to the market for home development.

Through unlocking and rezoning surplus government land, the Government will deliver around 9,000 homes across 45 sites in both metropolitan Melbourne and regional Victoria.

More transport means more homes – that’s why the Labor Government is also announcing a major update in the development of Arden precinct, which has its own Metro Tunnel station to service an anticipated 20,000 residents in the decades to come.

### VicTrack land for more homes near trains

Two government land sites near Oakleigh and Footscray stations – along the Metro Tunnel’s train line – will be released to market later this week to build more homes near public transport.

The Expression of Interest (EOI) process will explore commercial partnerships that will boost the number of homes on these surplus land sites – homes for young people to buy or rent.

The two sites are well suited for mid-rise living and have the potential to deliver around 240 homes, with a minimum of 10 per cent affordable homes.

VicTrack will oversee the EOI and Request for Proposal process for these two sites. The successful bidders will determine the type of housing offered at each site and will be required to start construction within 18 months.

### More homes in four suburbs with train stations

The release of the two additional VicTrack sites to market follows the success of the Labor Government’s Small Sites Pilot Program – which saw four sites of surplus government land unlocked in Alphington, Coburg, Malvern and Preston, with a potential for 260 homes to be built.

The EOI process for the Small Sites Pilot, overseen by Development Victoria, resulted in a strong market response. Nightingale Communities, Urban, Riverlee, Villawood Properties, Unison Housing + Plenary and Unison Housing will be taken through the RFP process.

All are bidders that have demonstrated experience in delivering medium-density apartments and townhouses.

## Ten more government sites out to market

Given the strong pilot response, the Labor Government will offer a second round of the Small Sites program, to build even more homes.

Over the coming months, Government will release an estimated additional ten sites to the market.

These opportunities are expected to deliver 500 more homes across the state.

## Next steps for Arden mega-development

While the Government continues to unlock smaller surplus land for more homes across Victoria, work to develop the massive government-owned Arden Precinct into a home for 20,000 Victorians is progressing.

Following an EOI process to find a suitable project partner, and extensive evaluation by Development Victoria, four bidders have been shortlisted to proceed to the RFP stage. The shortlisted bidders are:

- Australian Unity together with Formus Property, Community Housing Limited and Lyons
- Gurner and MAB Corporation together with Women's Housing Limited and SOM
- Hamton Group together with Woods Bagot, Populous and Nelson + Khoo
- Lendlease Development and Assemble together with Scape, Keyton, NH Architecture and Prior + Partners.

Each of the shortlisted bidders brings extensive experience and a strong commitment to delivering quality homes that make up the vision for Arden.

Development Victoria will now lead the Request for Proposal process with proposals due in mid-2025. The RFP stage will provide the shortlisted bidders with the opportunity to present their comprehensive development plans for a community-focussed and sustainable precinct.

Future residents will be well serviced by transport and will benefit from the new Arden Metro Tunnel train station, set to open one year ahead of schedule in 2025.

Alongside delivering 13,300 new social and affordable homes with 10,000 already under construction or built, and Australia's largest housing project – the Suburban Rail Loop and its six housing precincts – the release of surplus government land is just some of the ways Government is building more homes.

It's also just one of a series of announcements the Government will make this week about more homes, more support for industry, infrastructure and parks, and more opportunity for renters, owners and buyers.

To read more about the Government's plans for more homes and more opportunity, visit [vic.gov.au/more-homes](https://vic.gov.au/more-homes).

### **Quote attributable to Premier Jacinta Allan**

*"From small sites in our well-established suburbs that will house a few hundred people to one of our biggest sites that will be home to thousands of Victorians – we're unlocking government land to get more homes built."*

*"We absolutely need more homes near public transport – near train stations and trams."*

### **Quote attributable to Minister for Development Victoria Colin Brooks**

*"We can make the most of existing land in established suburbs to make room for more homes – and more opportunities for everyone."*

### **Quote attributable to Minister for Transport Infrastructure Danny Pearson**

*"The Metro Tunnel will not only revolutionise the way Victorians move around our city, it will also transform housing options – because more transport delivers more homes."*